

MINUTES SUBJECT TO NEXT ANNUAL MEETING APPROVAL

TOWN & COUNTRY VILLAGE HOA
HOMEOWNERS ASSOCIATION, INC.

Annual Board Meeting Minutes

Date: July 16, 2009
Place: Parker Senior Center
Attendees: President – Dave McKnab -- Present
Vice President – Larry Poffenberger – Present
Treasurer – Jim Whitis – Present
Secretary – Sue Leonard--Present
Member at Large -- Steve Nelson – Not Present
Property Manager – Laura Williams – Present

1. Call to Order

Meeting called to order at 7:17 P.M.

2. Approval of Prior Annual Minutes

Reading of last year's minutes was suspended by Dave McKnab .

3. Establish a Quorum

A quorum was established at 10% of the 501 units at 7:24 P.M.

4. Nomination of Board Members

Dave McKnab and Larry Poffenberger were elected to fill the Board vacancies for three years by acclamation.

5. President's Report

Dave McKnab, President presented his Presidential Report. Dave's report emphasized the progress that the HOA has made in both the physical appearance of the property as well fiscal balance in reserves. (See attachment at the end of the minutes for President's Report.) Dave also discussed the benefits the HOA has received by switching to American Family Insurance from Travelers Insurance.

6. Financial Report

Jim Whitis reported that monthly dues will be increased September 1, 2009 by \$2 for the reserve fund to account for inflation. In addition, the dues will be increased \$3-5 depending on the unit model in anticipation of a rate increase by Parker Water and Sanitation.

7. Appoint Nominating Chairperson for 2009-2010

Sharon Wells accepted the position of Nominating Committee Chairperson 2010.

8. Set Next Annual Meeting Date, Time and Place:

July 15, 2009 at the Parker Senior Center at 7:00 P.M.

Meeting adjourned at 7: 35 P.M.



Greetings All, and welcome to the 2009 Town and Country Village Homeowner's Association Annual Meeting. Thank you for attending.

We are fortunate to have a motivated, dedicated, attentive and active Board of Directors to tend to the business of Town and Country Village. Therefore, with sincere appreciation and respect, I thank Larry, Steve, Jim and Sue for the work they have done this year on our board.

As a homeowner and HOA board member, I am supremely thankful for Laura Williams, our Property Manager. The demands of the job are enormous and incessant. She handles it all knowledgeably, capably and with professional aplomb. Laura has an invaluable historical perspective about the property which enables continuity of effort. I admire and respect her and consider Town and Country Village extremely fortunate to be the beneficiary of her talent and expertise.

Town and Country Village is physically in great shape. The fence project is in its final phase and will be finished this year. Rock beds will continue to be rejuvenated until all are replaced. Similarly, stone retaining walls are replacing timber walls as needed. Concrete repairs are continuing this summer. Many dead trees have been cut and removed from the property and about forty new plants and bushes have been planted where needed this spring. Let there be no doubt, maintenance issues will always be with us. Our response time is better than ever, again, thanks to Laura. It is imperative, however, that any maintenance issue be emailed, faxed or delivered in writing to Laura so it can be dealt with.

T&CVHOA is financially sound. We are well within our budget and our reserves continue to increase to meet our capital needs.

The damage from the hailstorm in June is being appraised and repairs will begin soon.

Thank you for attending tonight.

Dave McKnab
President
T&CVHOA